



EMBLEM

OSWEGO

Brand New 312-Home
Luxury Apartment
Community located
between the Booming I-55
& I-88 Industrial Corridors
in Suburban Chicago

 JLL SEE A BRIGHTER WAY

Offering Summary

Jones Lang LaSalle Americas, Inc. ("JLL"), a licensed real estate broker, is please to present Emblem Oswego, a brand new 312-home luxury apartment community located in booming Oswego, IL, suburban community that is well-connected to major highways, providing easy access to surrounding areas, local employers, and downtown Chicago. Emblem offers a variety of in-demand 1 & 2-bed spacious floor plans (951 avg sf). The now 83% leased community offers above-and-beyond single family living including flawless finishes, spacious floor plans with ample storage, and a luxurious collection of amenities and clubhouse.

Emblem's location between I-88 and I-55 along Wolf's Crossing Road is prime for nearby retail on IL-34 and Route 59, top Kendall & DuPage County employers, and stellar public schools (Oswego Dist. #308). Oswego draws many professionals from both downtown Chicago and neighboring suburbs along the I-55 & I-88 employment corridors, which is home to many national corporations, such as Walmart, WeatherTech, and Ulta Beauty. Residents can access these employers within 15 minutes.

Oswego's exceptional quality of living and affordability have led to a 9% increase in population since 2020. With the property leasing up ahead of schedule, the demand for a high-caliber asset like Emblem is unrivaled with minimal nearby supply forecasted.

This fantastic opportunity is available free and clear of existing debt.

PROPERTY SUMMARY

Name	Emblem Oswego
Address	2000 Emblem Circle
City, State, Zip	Oswego, IL 60543
County	Kendall
Taxing	Oswego Township
Year Built	2024
Units	312
Avg Unit SF	951
Rentable SF	296,712
Parking	524 Surface Spaces 40 Detached Garage Spaces 564 Total Parking Spaces / 1.8 Ratio
Financing	Free & Clear

UNIT MIX SUMMARY

Unit Type	Count	SF	Market Rent	PSF	Unit Mix
1x1	156	756	\$1,845	\$2.44	50%
2x2	156	1,146	\$2,289	\$2.00	50%
Total/Average	312	951	\$2,067	\$2.17	100%

Investment Highlights



Unbeatable Investment & Upside

- Immediate scale (312 luxury units) in Kendall County
- Spacious 1 & 2-bedroom floor plans allow for management efficiency
- Top of the line finishes at a discount to replacement cost
- Class A amenities with fitness center, resort style pool, and modern clubroom



Path-of-Growth Suburb

- Fantastic nearby schools served by Oswego Community Unit School District #308
- 9% population growth in Oswego in the last 5 years
- Proximate to I-55, I-88 and Route 59 employment corridors
- Direct Access to IL-34 retail hub (Meijer, Home Depot, Target, Walmart, and more)



Fantastic Property Performance

- Property leasing up ahead of schedule with 80%+ retention in first turns
- 81% Occupancy / 83% Leased
- Strong resident demographics with \$100,000+ average household income



Booming Luxury Apartment Market

- Limited class A supply pipeline - NO properties under construction within 5 miles
- 95% projected average occupancy
- 5% projected rent growth
- Residents save ~\$1.3k monthly to rent at Emblem vs homes nearby

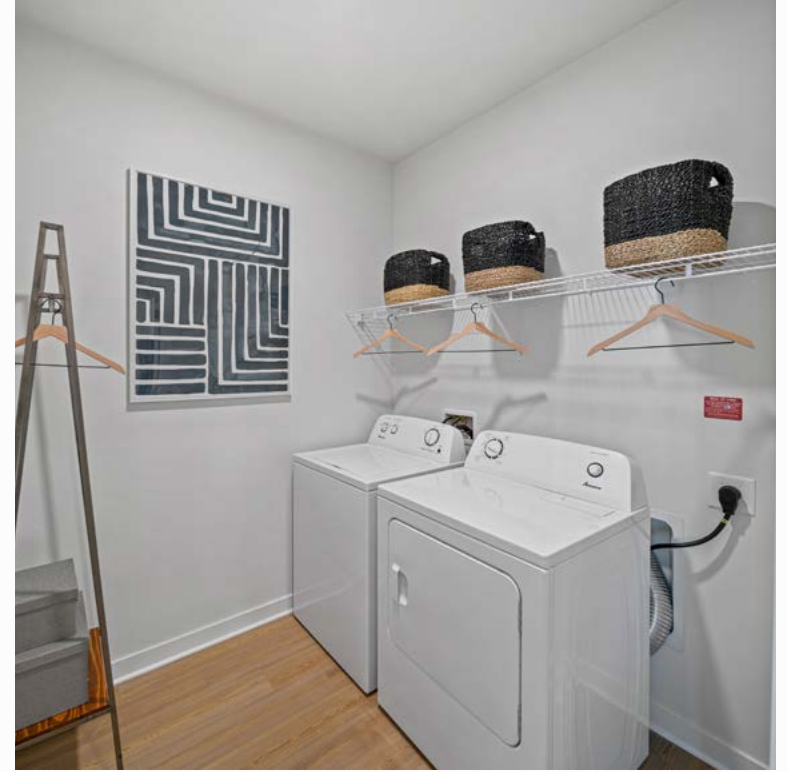


Inspiring Interiors



- Oversized Open Floor Plans
- 9' Ceilings
- Stainless Steel Frigidaire Appliances
- Quartz Counters & Islands
- Luxury Vinyl Plank Flooring in Kitchen & Bathrooms
- Low-pile Carpeting in Bedrooms
- Side-by-side Washers & Dryers
- Private Patios & Balconies
- Large Walk-in Closets





51 EMBLEM OSWEGO



Unbeatable Amenities

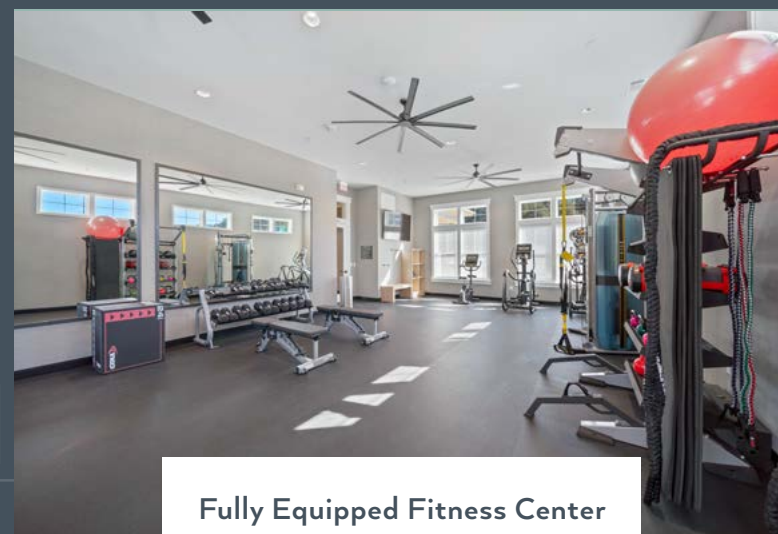
Emblem Residents can enjoy the best of the best amenity package, great for working from home, exercising, relaxing or even entertaining.



Spectacular Clubroom & Caterer's Kitchen



Grilling Stations w/ Outdoor Dining



Fully Equipped Fitness Center



Resort-style Pool & Sundeck



EV Charging Stations



Relaxing Outdoor Veranda

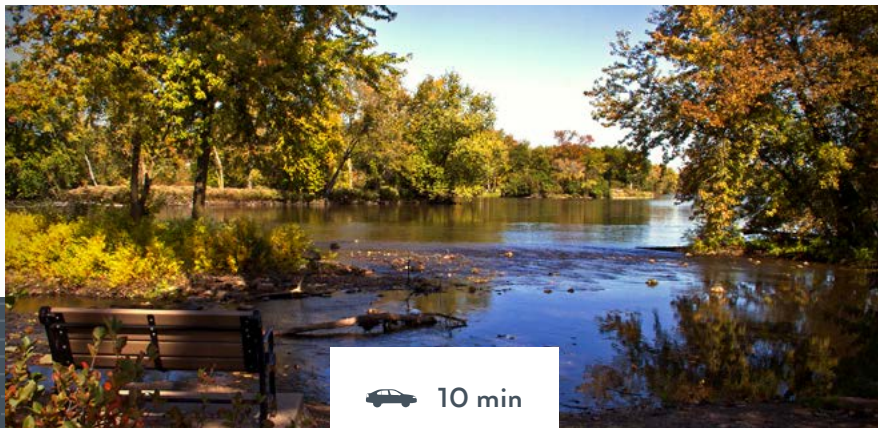
Welcome to Oswego

A TOWN THAT PEOPLE ARE PROUD TO CALL HOME

The Village of Oswego is nestled in Kendall County in the southwest suburbs of Chicago, 50 minutes from downtown in the scenic Fox River Valley. Boasting family-friendly amenities, excellent schools, picturesque riverside parks, Oswego offers residents an inviting community atmosphere. Easily accessible via major routes such as Ogden Avenue (US-34), IL-59, I-55 and I-88, Oswego offers convenient connections to major demand drivers in the Chicago MSA. Oswego's consistent growth has fostered a robust local economy, continually improving amenities and enhancing the quality of life for its residents, making it an attractive destination for families and professionals alike.

HUDSON CROSSING PARK

Beautiful park along the Fox River with picnic areas, sculptures, and picturesque views just a short walk from downtown Oswego.



10 min

OSWEGO BY THE NUMBERS

#1

Best Place to Live in
Kendall County

Niche, 2025

\$130,000

Average Household
Income

ESRI, US Census, 2025

A

Overall Grade

Niche, 2025

9%

Population Growth
Since 2020

World Population Review, 2025

36,000

2024
Population

ESRI, US Census, 2025

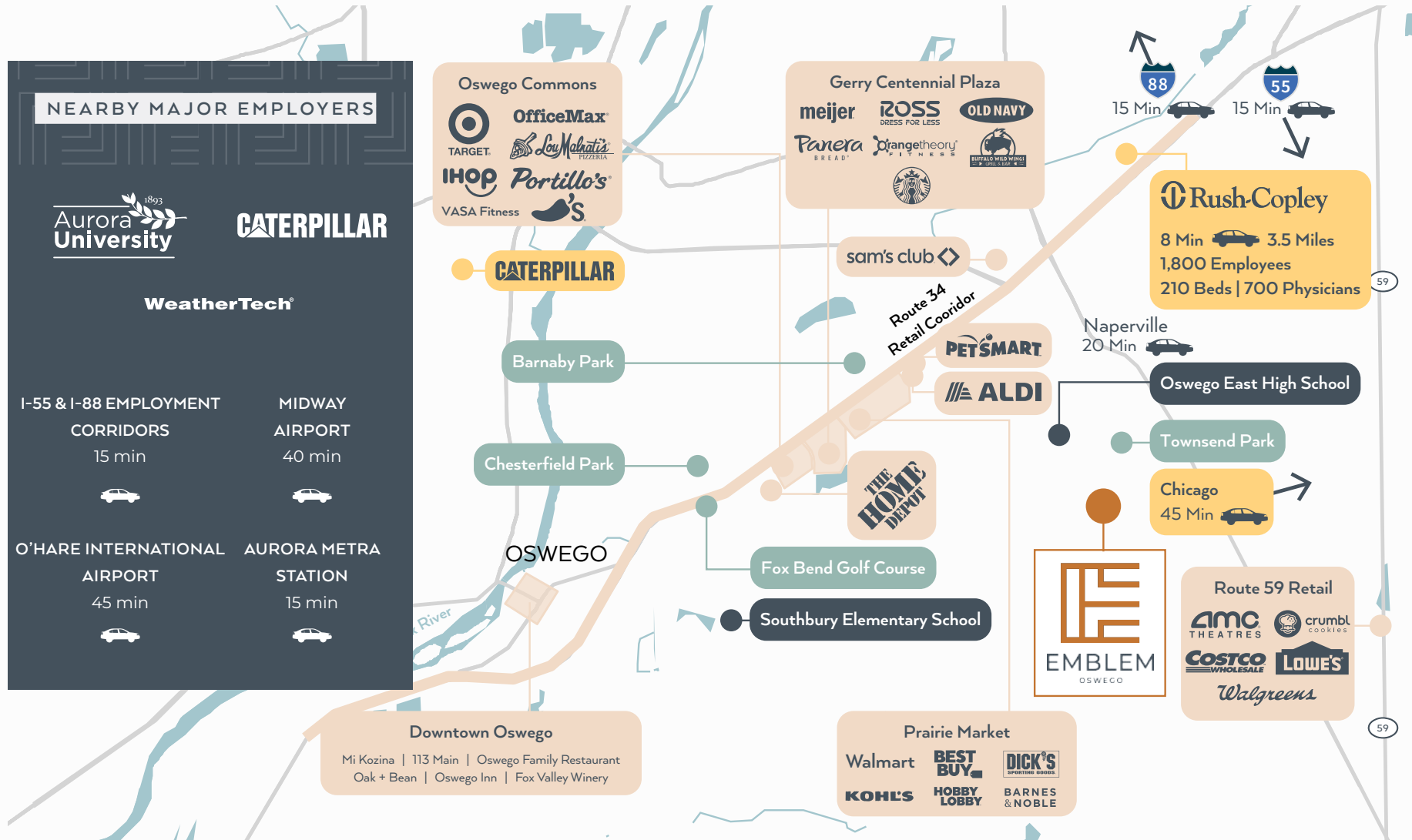
DOWNTOWN OSWEGO

Since 2022, tens of millions of dollars have been invested to catalyze high-end mixed-use developments in downtown Oswego.



10 min

Oswego & Beyond



RECENTLY APPROVED NEARBY 114-ACRE MIXED-USE DEVELOPMENT: OSWEGO GRAND

In August 2024, Oswego trustees approved a master development plan for 125 single-family homes, 243 townhomes, and over 200 apartment units on 82 acres of vacant farmland. There will also be commercial space consisting of a grocery store, a gas station & car wash, and more retail on the remaining 32 acres. The development is expected to bring the Village of Oswego more than \$6M in impact fees and donations.



Superb Education

Emblem Oswego residents are assigned to Oswego Community Unit School District 308 which includes Oswego East High School. Serving over 17,000 students, the district is dedicated to fostering a dynamic learning environment that empowers students to excel academically, socially, and emotionally. With a rich tapestry of diverse cultures and languages, they celebrate the unique strengths and perspectives that each student brings.

OSWEGO EAST HIGH SCHOOL

A-

Overall Grade

Niche, 2025

#1

Best Public High School
in Kendall County

Niche, 2025

Located just across Wolf's Crossing Road 3 minutes from the Property, Oswego East High School serves a diverse student body of approximately 2,500 students. Oswego East is known for its strong academic programs, including AP courses, as well as its extracurricular activities and athletic teams. The school's mission is to provide a challenging and supportive learning environment that prepares students for success in college, career, and life.



Proximity to Higher Education

With proximity to numerous colleges and universities, Emblem Oswego residents have access a range of undergraduate and graduate programs in various fields of study.



#25

Best College in
the Midwest

Forbes

#4

Christian
College

Niche

125

Years of
Excellence



#6

Best Community
College in Chicago Area

Niche



#24

Best College in
the Midwest

U.S. News & World Report

Excellent Demographics



50%

Oswego Home Value
Growth Since 2020

Zillow Research, 2025

\$393,000

Oswego Average
Home Value

Zillow Research, 2025

Affluent Residents

\$110,000

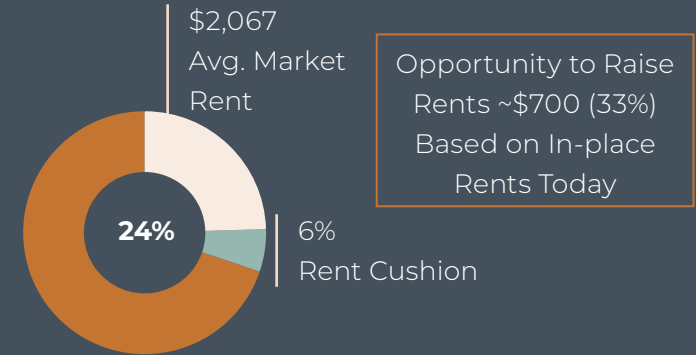
Average Household Income

30 Years Old

Property Median Age

Affordable Luxury

EMBLEM RENT-TO-INCOME



\$110,000
Property Avg. HHI

Based on 30% Recommended Maximum Rent-to-Income Ratio

BUY VS. RENT

Renting at Emblem is 1.6x More
Affordable than Buying

~\$1.3k
Savings
per month

\$2,289

Emblem
Average 2x2
Market Rent

\$3,563

New 2x2
Home Est.
Mortgage

\$3,719

Adjacent
Lennar SFH Est.
Mortgage

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About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$23.4 billion and operations in over 80 countries around the world, our more than 112,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY™. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.



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